

\$400,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2223451

\$400,000

2 Bedroom, 3.00 Bathroom, 1,153 sqft
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Stylish and functional gem nestled in a highly sought-after complex! This well-appointed home features two primary bedrooms, each complete with a private ensuite, offering the ultimate in comfort and convenience.

The bright and open main floor boasts sleek vinyl flooring, a modern kitchen with stainless steel appliances, and a seamless layout perfect for both relaxing and entertaining. Head upstairs to find laundry thoughtfully located on the upper level – no more hauling baskets up and down stairs!

What truly sets this home apart? This unit has a basement (unfinished) – a coveted feature in this complex – with soaring 9-foot ceilings, providing a blank canvas to create your dream space!

Enjoy the ease of a single attached garage and room on the driveway for another vehicle. A prime location just steps from top-rated schools, shops, restaurants, playgrounds, and walking paths.

This is more than a townhome – it's a smart investment in lifestyle and potential. Don't miss your chance to own this one-of-a-kind property!

Built in 2019

Essential Information



| | |
|----------------|---------------|
| MLS® # | A2223451 |
| Price | \$400,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,153 |
| Acres | 0.03 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 495 Canals Crossing Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B4L3 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Additional Parking, Driveway, Single Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard, Playground, Private Entrance |
| Lot Description | Landscaped, Lawn, Level, Street Lighting |

| | |
|--------------|---------------------------------|
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 25 |
| Zoning | R5 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.